

**Gallatin Gateway County Water and Sewer District**  
**MINUTES OF THE**  
**BOARD OF DIRECTORS**

A regular meeting of the Board of Director for the Gallatin Gateway County Water & Sewer District was held on November 9, via teleconference. Present at the meeting were board members Ted Border, Eric Amend, and Maralee Parsons Sullivan. General Manager Justin Brechtelsbauer and District Administrator Linda Cox were also present. Members of public present included Mike Ducennois and Cary Fox.

President Border called the meeting to order at 6:32 p.m. Linda Cox recorded the minutes of the meeting.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

President Border asked for public comment on non-agenda items. No public comments were made.

CONFLICT OF INTEREST DISCLOSURE

President Border asked if any items of conflict of interest, or potential conflict of interest, needed to be raised. None were raised.

APPROVAL OF MINUTES

Two amendments that involved correcting typing errors were suggested for the meeting minutes of October 12, 2020. Director Sullivan moved to approve the minutes as amended and President Border seconded the motion. A vote was not taken because Vice president Amend did not attend the October 12, 2020 meeting and therefore a quorum was not present.

CONSENT AGENDA

None

REGULAR BUSINESS

**A. Board Member Nominations for Vacant Board Seat**

EJ Engler's seat is vacant with the term expiring in May, 2024. Vice President Amend asked to hear from candidates that expressed interest. Cary Fox was present and gave a summary of his experience. Mr. Fox was asked by Director Sullivan if he lives in the District and he said he was building a house in the District. He also owns a house in the district. Director Amend nominated Cary Fox for election to Board and Director Sullivan seconded it. The vote to add Cary Fox as a Director was unanimously in favor.

**B. Notice of transfer for the sale of Gallatin Gateway Inn and Gateway Village, Mike Ducennois with Lone Mountain Land Company to speak and respond to questions**

Lone Mountain Land Company is an affiliate of Cross Harbor Capital as is the Yellowstone Club. The Gateway Inn and Gateway Village have been sold to Lone Mountain.

Lone Mountain plans to expand the number of dorm rooms at the Gateway Inn to create more beds by constructing two additional buildings to replace the pond on one side of the Inn and the tennis court on the other. They will be 30,000 sq. ft each and no more than two stories high so they will complement the existing landscape and historic building. Private bathrooms will be provided for each room with two people housed in each room, rather like a hotel. Each floor in the two new buildings will have a kitchen.

The Inn now houses 96 and the goal is to house 350 people with 70 in the Inn and 280 between the two buildings. No plans exist for opening this space to the public. The pool will also be removed. Seasonal workers will occupy the space in the winter from December to March and in the summer from July to September. Construction will begin in the spring of 2021, then in 15 months construction on building number two will start in spring or summer of 2022.

The Gateway Village will remain the same as when it was approved. It will contain a mix of single family, duplexes and fourplexes accounting for about 350 front doors. Construction has started to install infrastructure which should be up and running next year. A sewer system will be added. Phase 1, 2, 4 & 5 are approved. Phase 3 must wait for approval until flow meters can document water use rates. Phase 3 will also have some commercial lots.

An opportunity exists for cooperation between Lone Mountain and the Gallatin Gateway Sewer & Water District, given that the District owns five acres at the corner of Hwy191 & Cottonwood Road. Benefits to working together may exist in the future in order for the District not to rely on third part assistance. A major discussion would be needed in order to move forward with plan to consolidate the sewer systems. A meeting schedule could be developed in order to discuss working together. VP Amend suggested that Mike and Justin serve as the point of contact for planning purposes.

#### General Manager Report

Director Sullivan requested that a column that indicates what portion of the budget has been spent year-to-date be added to the monthly Profit & Loss Statement.

In his O & M report, General Manger Brechtelsbauer provided a flow summary and lift station statistics.

Prefab shed was delivered and the project is proceeding with an expected completion date by the end of the week.

#### ADJOURN

Meeting was adjourned by President Border after he asked for unanimous consent to adjourn. Hearing no objection, President Border adjourned the meeting at 7:48 pm.